

**May 21, 2015**

Present: Brian Myers

**Owner/Representative Comments:**

- We are building on a vacant lot in existing neighborhood on Fowler Dr.
- Building samples discussed.

**City Engineer's Comments (DiFranco):**

None

**Board Comments**

(Lillich) You show ThoroSeal block to grade? We do not normally see that. It looks like stucco. *We can color the ThoroSeal the same color as the stone.* We thought it would blend better.

**MOTION:** John Lillich moved to approve the plans for the New Home at 2876 Fowler Dr. as submitted.

Seconded by Mayor Weger

Voice Vote: Ayes Unanimous

**Motion Passes 7/0**

**PLANNING COMMISSION**

**Public Portion opened at 7:06 P.M.**

No Public input

**Public Portion closed at 7:06 P.M.**

1.) Mike Faralli

Contractor: Mike Faralli

**2804 SOM Center Rd – Building Addition – PPN 31-A-006-F-00-012-0**

Revised Plans stamped received in Building Department 5/14/2015

Plans reviewed by Building Department 5/18/2015

Present: Mike Faralli and Chuck Fazio (architect)

**Owner/Representative Comments:**

- The building is currently a day care facility. The purpose of the addition is to give it a more residential and pleasing appearance. *(Lillich) Being adjacent to Residential, we do appreciate that.*
- We will put a new roof on and paint the brick to white. We will add siding. Roof color will be the same as the roof of the barn (sample shown). Windows will be white.
- Photos of the existing building and of the storage barn were shown.

**City Engineer's Comments (DiFranco):**

None

**Board Comments**

(Smith) Was the storage barn the same type of construction or was it constructed brand new? *It was brand new.*

(Smith) Per my discussion with Mr. Wyss, they meet all the setbacks but they do not meet lot coverage. According to the Code, they need 60% maximum lot coverage. They are asking for 65.84%. Also, according to Code, green space is supposed to be 40% but they are asking for 34.86%.

This is a Preliminary Review. The Planning Commission could take care of that change or we can recommend that they go to the Board of Zoning Appeals to get a hearing there. *We had the option of putting on a second floor. For safety reasons of children on stairs, we chose to spread it out.*

(Smith) What type of room is it? *Right now it will be one big play room. We might add a bathroom. The daycare is growing fast. We are meeting to see what they need.* Is it a fenced-in playground? *Yes, in the back.*

(Wyss) The City Engineer has not reviewed a site plan for this project. Chuck [applicant's architect] is able to provide the details we need. Since it is a commercial property, the City Engineer will still need to review a complete site plan. There are many details that need to be included: relocation of the utilities, topography/grading plan, GIS, storm water management.

(Fiebig) Do you have a plan for the additional water runoff from the new roof? What is under the proposed new building? *It will be over the grass. We plan to tie the new 100 square foot roof into the existing system.* There are low impact ways to mitigate some of that water: permeable pavers, rain gardens or swale. *This would need to be done within the playground area.*

(Lillich) If this were a total Commercial area, I would have no problem giving them an Equivalency. Since this is a commercial property next to a Residential district, I would feel more comfortable asking the applicant to go to BZA so the neighbors have a chance to comment on it.

(Smith) That would be my reason for sending it to the BZA. They will send out notices to the neighbors. It is far off SOM Center Road. It is only 1200 Square feet. The impact is minimal. You could present to the BZA some of the inexpensive ways to mitigate the storm water. Does that sound reasonable?

(Fiebig) It would be fair to let the neighbors have a say.

(Wyss) It is a daycare facility. This can be used as an educational opportunity. It could be as simple as rain barrels on the corners of the building where you pick up all of the water from all of the downspouts.

(Lillich) Architecturally, I think it is great, an improvement. I just want the neighbors to have a say.

(Smith) Architecturally, it is a drastic improvement. The motion would be to approve or deny the Preliminary Plans and, if approved, stipulate that it goes to the BZA.

*Is that a 30-day process?* Notification will be sent to neighbors within 500 feet.

**MOTION:** John Lillich moved to approve the Preliminary Plan for the Building Addition at 2804 SOM Center Rd as submitted with the stipulation that it goes to BZA before coming back to the Planning Commission for Final Review. The intention is to give the neighbors opportunity to comment.

Seconded by Joseph Michael Tyler

Voice Vote: Ayes Unanimous

**Motion Passes 7/0**

### **UNFINISHED BUSINESS**

None

### **NEW BUSINESS**

None

### **MAYOR'S REPORT**

- Dunkin Donuts started clearing the land this week.
- We are also working on other businesses.

### **COUNCIL REPRESENTATIVE'S REPORT (Fiebig)**

Report from the Chagrin River Water Shed Partners (CRWP) meeting: They discussed the work done Pleasant Valley Park using 319 Funds through the State of Ohio. Funds are available if Willoughby Hills has any innovative watershed projects that need to be done.

(Lillich) North of Pleasant Valley Park, there is the remainder of a dike built years ago by the old nursery. In it they buried tons of plastic sheeting. Since the Park took it over, the dike has been eroding. Sheets of plastic are hanging out into the river. Plastic has already washed downstream.

Despite notification to the Metro Parks and assurances from the Metro Parks, nothing has been done to remedy the situation in five years. This is a matter of urgency.  
Mr. Lillich and Mr. Fiebig will get photos that Mr. Fiebig will show to the CRWP,  
The 319 Funds need a 3-year window of time and a 40% match of funds by the City. There are some creative ways of getting that match.

**BUILDING COMMISSIONER'S REPORT**

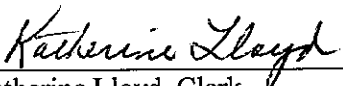
None

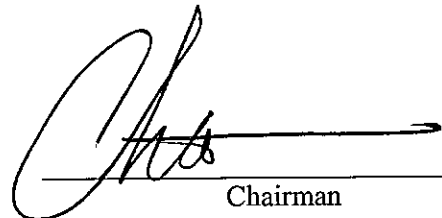
**CHAIRMAN'S REPORT**

None

**MOTION:** John Lillich moved to adjourn  
Seconded by David Fiebig  
Voice Vote: Ayes Unanimous  
**Motion Passes 7/0**

**Meeting Adjourned at 7:30 P.M.**

  
Katherine Lloyd, Clerk  
For Theresa Baptie, Clerk *pro tem*

  
Chairman

Date Approved 18 June 2015